

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: DVNY Development, Inc./Park
View Lofts

Case #: 3-ZR-04

Date: February 10, 2004

Comments:

1. Please contact Tim Welch for Engineering Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: DVNY Development, Inc./Park
View Lofts

Case #: 3-ZR-04

Date: February 10, 2004

Comments:

1. Flow test required.
2. Show hydrant location
3. Show fire main, DDC and FDC on civil plan
4. 412 of the FBC applies to this project.

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SITE PLAN REVIEW AND COMMENT

REPORT

Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: DVNY Development, Inc./Park
View Lofts

Case #: 3-ZR-04

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Comments:

This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: DVNY Development, Inc./Park
View Lofts

Case #: 3-ZR-04

Date: February 10, 2004

Comments:

1. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All tree installation to be in accordance with FPL guidelines. Overhead utilities should be placed underground.
2. ½ of the street trees should be shade trees.
3. All Tree Preservation Ordinance requirements apply. Any trees which would be considered good candidates for relocation should be relocated. Equivalent replacement for trees removed to be above minimum site Code requirements.
4. Tree spacing as per Code requirements should be maintained. For instance, shade trees should be spaced a minimum of 30' apart. (Trees which are above minimum site Code requirements can be spaced closer together).
5. The "Planting Calculations" indicate discrepancies. For instance, there are no palms indicated to meet requirements.
6. The Landscape Plan is missing the edge of the north access drive, as well as other errors. Also, make sure trees have sufficient pervious planting area.
7. As this use appears to meet the definition of a parking structure, a landscape area between the street and that portion of the structure enclosing the parking needs to be provided. The amount of the landscape area is to be as Sec. 47-21.11.
8. Provide the calculations for the required open space; this would be 200 sq. ft. of open space per unit. This would equal 18,000 sq. ft. of open space, ½ of which is to be provided as landscape. The information on the landscape plan indicates discrepancies and deficiencies.
9. Additional comments may be provided at meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Planning	Member:	Angela Csinsi 954-828-5984
Project Name:	DVNY Development, Inc./Park View Lofts	Case #:	3-ZR-04
Date:	February 10, 2004		

Comments:

1. Rezoning requests require review by Planning and Zoning Board and City Commission with a separate application and fee.
2. The site is located west of the “urban infill boundary” of the Broward Co. Plan, and is therefore subject to flexibility regulations that require a compatibility finding the Broward Co. Commission for any use of flexibility units. This adds a step to the approval process. The office responsible for this process is the Broward Co. Office of Urban Planning and Redevelopment, and the staff of that office has advised that a proposal needs to go through its local government process, but the action by the City Commission cannot be a final approval. The approval shall be subject to the compatibility finding of the County Commission. The applicant must submit the project, along with the documentation of affirmative action by the City, to the County’s office. Part of the County’s compatibility finding is contingent upon the findings of the School District that capacity is available. Therefore, it is in the applicant’s interest to begin discussions with School District staff. If you have any questions, please contact Sheryl Stolzenberg, 828-5296.
3. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
4. Provide point-by-point narratives for the following code sections:
 - a. Section 47-18.21, Mixed Use Development
 - b. Section 47-25.2, Adequacy Requirements
 - c. Section 47-25.3, Neighborhood Compatibility
 - d. Section 47-24.3, Conditional Use

DRC

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REPORT

(Rezoning criteria previously submitted)

5. Discuss mixed-use criteria on residential land use. Verify that the following criteria are being met:
 - “Residential medium land use. On a development site which has a residential medium land use designation, subject to the following:
 - a. The MXU shall be located in the same building and shall include residential uses only in conjunction with office use; and
 - b. At least fifty percent (50%) of the gross floor area of the MXU building shall be for residential uses; and
 - c. Office uses shall be limited to the floor(s) of the building below the residential use.
6. Provide a shadow study showing length of shadows at the spring equinox and winter solstice.
7. Where will loading be located for commercial and restaurant use?
8. On the site plan, address the following:
 - a. Label length of buildings
 - b. Label property line
 - c. Delineate and dimension required 7' sidewalk
 - d. Label land uses and show separating line.
9. Show mass outlines of surrounding buildings on all elevations. Shade and shadow elevations to better illustrate design and stepbacks.
10. Discuss transition of building stepbacks adjacent to RM-15
11. Some of the elevation dimensions are illegible. Provide larger font.
12. Provide a more detailed garage elevation. Staff strongly suggests enclosing the garage adjacent to residential. Add grill work on garage facades facing streets.
13. Staff also suggests providing a pattern of scaled windows to better blend with residential uses.
14. Sheet A-18 has incomplete lines on the elevation.
15. Discuss with engineering representative whether a traffic study is needed.
16. Staff suggests providing a tighter radius around NE 7 Avenue.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

17. Label sidewalk on landscape plan.
18. All of the above comments are to be addressed prior to submittal to Planning and Zoning Board.
19. It is strongly suggested that the proposed plan be presented to the Neighborhood Association.
20. Provide response to these comments within 90 days or additional DRC meeting may be required.
21. Additional comments may be forthcoming at DRC meeting.

DRC
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REPORT

Division: Police

Member: Nate Jackson
954-828-6422

Project Name: DVNY Development, Inc./Park
View Lofts

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Comments:

1. All glass windows/doors are to be in compliance with F.B.C. guidelines.
2. Will there be signage for public/private parking?
3. What is the difference between private & residential parking?
4. Do elevators from the ground level parking lot go to residential floors?
5. Will access cards be required for each residential floor?
6. Will the noise conveying from the vehicles being parked in lots present any form of difficulties to the tenants?
7. Recommend intrusion/fire alarm for residential units. Businesses should have same including a robbery alarm system.
8. Recommend a minimum of two (2) emergency annunciators strategically positioned in the parking lots.
9. Recommend C.C.T.V. for businesses and for parking lots.
10. Each fire door should have an alert tone designating area of breach.
11. Will tenants access pool area with an individual key or access card?
12. Can pedestrians access the parking lot from NE 13th Street?
13. Please document response on letterhead.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: DVNY Development, Inc./Park
View Lofts

Case #: 3-ZR-04

Date: February 10, 2004

Comments:

1. Rezoning requires a site plan level IV review pursuant to section 47-24.4.
2. Mixed-use development requires a site plan level III review.
3. Parking reduction study required pursuant to section 47-20.3.
4. Provide a narrative outlining the projects compliance with sections 47-18.21, 47-20.3, 47-24.4, 47-25.2, 47-25.3 and 47-28.1.
5. Parking data for the restaurant were incorrectly calculated, the parking rate for restaurant less the 4,000 square feet is at a rate of 1 space for each 100 gross square feet of floor area and 1 space for 100 gross square feet of outdoor dining area pursuant to section 47-20.2.
6. Discuss garage screening with the applicant and Planning representative.
7. Provide a photometric lighting plan pursuant to section 47-20.14 prior to Planning and Zoning Board review.
8. Provide the parking space width on all parking levels.
9. Provide the setback dimensions from the property line on all floor plans.
10. Building height dimensions are illegible on the elevation plans.
11. Provide a staging, contractor parking, sales and construction trailer plan prior to Planning and Zoning Board review.
12. Clearly dimension the height of all canopies, awnings, and balconies that encroach in to the required front and corner setbacks pursuant to section 47-6.20 Note A.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

13. Additional setback regulations of section 47-25.3.A.3.c shall be provided where the non-residential abuts residential property.